

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, October 1, 1974, in the Council Chamber, commencing at approximately 2.00 p.m.

PRESENT: Mayor Phillips,
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Rev. Kenneth Wotherspoon of Canadian Memorial United Church.

ACKNOWLEDGMENT.

The Mayor acknowledged the presence in the Council Chamber of students from Vancouver Community College, under the direction of Mrs Commodore.

'IN CAMERA' MEETING.

Council was advised that there is one matter to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell,

THAT the Minutes of the Special Council Meeting of September 24, 1974, and the Minutes of the Regular Council Meeting of September 24, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

1. Demolition of Buildings,
601-619, 623-627 Howe Street,
and 832, 840 Dunsmuir Street.

Council on September 24, 1974, deferred consideration of the demolition of buildings at 601-619, 623-627 Howe Street and 832, 840 Dunsmuir Street, pending the hearing of further delegations from the Developer and other such principals, and Mr. T.A. Dohm.

The Mayor advised that, in accordance with Council's direction of last week, he had met with the principals and been informed that the tenants had been given an extension of their leases until January 31st, 1975 by the owners.

Mr. W.B. Scott, of McCarter, Nairne & Partners, the Architects for the proposed development, and Mr. D. Richards, representing Paramet Corporation Ltd., addressed the Council, confirmed the Mayor's statement, indicating that the tenants had been advised of this extension to their leases by letter of August 1, 1974.

Mr. Dohm stated that he had been unaware that such a letter had been sent, until today.

MOVED by Ald. Rankin

THAT the representations of the delegations be received.

- CARRIED UNANIMOUSLY.

2. Vancouver Indian Centre Society -
Grant Request \$12,879.

On September 24, 1974, Council deferred consideration of a clause of the Social Services Committee's report dated September 12, 1974, with respect to the Vancouver Indian Centre Society's grant request for \$12,879. The item was deferred to permit information on the Organization's Budget to be submitted, and pursuant thereto Council noted the relative budget and staffing information.

MOVED by Ald. Bowers,

THAT a grant of \$4,000 be approved to the Vancouver Indian Centre Society, subject to the Society hiring the personnel involved and a report being submitted from the Director of Social Planning delineating the portion of the Social Services component to be paid by the Provincial Government and the portion of the Recreation component to be paid by the City.

- (amended)

MOVED by Ald. Rankin (in amendment)

THAT the figure in Alderman Bowers' motion be struck and an amount of \$12,879 be inserted in lieu thereof.

- CARRIED

(Alderman Bowers opposed)

The amendment having carried, the motion as amended, was put and CARRIED BY THE REQUIRED MAJORITY

(Alderman Bowers opposed)

UNFINISHED BUSINESS (Cont'd)

3. Neighbourhood Pubs.

The Council considered applications for Neighbourhood Pubs at the following locations, which had been deferred from previous meetings pending submission of further information in the form of maps, photographs, etc.

- (a) 7161 Victoria Drive.
- (b) 1448 West Broadway.
- (c) 4336 Dunbar Street.

Pursuant thereto, Mr. Ford of the Department of Permits and Licenses, with the aid of slides, illustrated to Council the locale of the proposed pubs, zoning and other amenities.

Letters of objection with respect to the proposed pub at Dunbar Street were noted, and a letter from the Women's Christian Temperance Union, commenting on the West Broadway application, was referred to.

(a) 7161 Victoria Drive.

MOVED by Ald. Volrich

THAT the following recommendation of the Standing Committee on Community Development dated August 15th, 1974, with respect to the application for a neighbourhood pub at 7161 Victoria Drive, be approved.

'THAT this application be approved in principle, however the applicant will be required to carry out a referendum in a four block radius, the defined area to be canvassed to be determined by the Department of Permits & Licenses in consultation with the Chairman, the cost of the referendum being a charge against the applicant and if the referendum is successful, then the application will be subject to all applicable City legislation.'

- CARRIED

(Aldermen Gibson, Hardwick, Pendakur and Rankin opposed)

(b) 1448 West Broadway.

MOVED by Ald. Volrich

THAT the following recommendation of the Standing Committee on Community Development dated September 12, 1974, as amended, with respect to the application for a neighbourhood pub at 1448 West Broadway, be approved.

'THAT the application of Mr. Stauffer for a neighbourhood pub at 1448 West Broadway, be approved in principle subject to the City conducting a referendum of residents and merchants in a four block area surrounding 1448 West Broadway, the cost of such referendum to be borne by the applicant, and the applicant complying with all applicable City legislation.'

- (amended)

MOVED by Ald. Massey (in amendment)

THAT the foregoing motion of Alderman Volrich be amended by striking out the words 'in principle' and 'the City conducting a referendum of residents and merchants in a four block area surrounding 1448 West Broadway, the cost of such referendum to be borne by the applicant'.

- CARRIED

(Aldermen Gibson, Hardwick, Linnell, Marzari and Rankin opposed)

UNFINISHED BUSINESS (Cont'd)Neighbourhood Pubs (Cont'd)(b) 1448 West Broadway - cont'd.

The amendment having carried, the motion as amended and reading as follows, was put and CARRIED.

'THAT the application of Mr. Stauffer for a neighbourhood pub at 1448 West Broadway be approved, subject to the applicant complying with all applicable City legislation.'

(Aldermen Gibson, Hardwick, Linnell, Marzari and Rankin opposed)

(c) 4336 Dunbar Street.

MOVED by Ald. Volrich

THAT the following recommendation of the Standing Committee on Community Development, dated September 12, 1974, with respect to the application for a neighbourhood pub at 4336 Dunbar Street, be approved.

'THAT the application of Mr. and Mrs. Walker for a neighbourhood pub at 4336 Dunbar Street be approved in principle subject to:

- (a) The City conducting a referendum of residents and merchants in a four block area surrounding 4336 Dunbar Street, the cost of such referendum to be borne by the applicant, Mr. and Mrs. Walker.
- (b) That the applicant will comply with all applicable City legislation."

- LOST

(Aldermen Gibson, Hardwick, Massey, Pendakur, Rankin Volrich and the Mayor opposed)

4. Proposed Capital Expenditure Program 1976 - 1980 - Housing.

Council, on September 24, 1974, deferred part of the report from the Housing Committee, dated September 24, 1974, concerning the City's Land Bank Capacity and Proposed Housing Development Corporation to this meeting.

After due consideration it was

MOVED by Ald. Harcourt

THAT the defined purpose of the 1976-1980 housing fund of \$3,000,000 be for rotating housing funds, grants and subsidies.

- CARRIED UNANIMOUSLY

Cont'd...

UNFINISHED BUSINESS (Cont'd)Proposed Capital Expenditure Program,
1976-1980 - Housing. (Cont'd.)

MOVED by Ald. Harcourt

THAT Council receive the report of the Director of Finance dated July 31, 1974, with regard to Housing and Land Bank capabilities, and the Finance and Housing Committees jointly develop a clearly defined Housing and Land Bank Policy.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT Council approve in principle the establishment of a Housing Development Corporation and refer the subject matter to the City Manager for full report to Council through the Housing Committee

- CARRIED

(Aldermen Massey and Hardwick opposed)

COMMUNICATIONS OR PETITIONS.1976-1980 Five Year Plan.

Council noted the following letter dated September 25, 1974, from the Superintendent, Parks Board, with respect to the 1976-1980 Five-Year plan.

Further to our letter of September 24, 1974, to the Mayor and Members of City Council, the Park Board representatives met with School Board representatives on Tuesday evening, September 24, and decided that ..'Item 4 - Swimming Pools - Indoor and Outdoor - \$6,900,000'..should read as follows:

...."To include - A new indoor pool at a High School in the Kerrisdale-Marpole area and one other location to be considered
- A new large outdoor pool at John Hendry Park
- Major renovations to Kitsilano waterfront"....

You will note that we have removed the words....
'Churchill, Point Grey or Magee High School'....
and inserted....'at a High School in the Kerrisdale-Marpole area'.

MOVED by Ald. Linnell,

THAT the foregoing change of location, as proposed by the Superintendent, Parks Board, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

MANAGER'S REPORT
September 27, 1974.

Works & Utility Matters
September 27, 1974.

Council considered this report, which contains five clauses, identified as follows:

- Cl.1. Closure of Lane North of Pendrell Street, East from Thurlow Street, Block 9, D.L. 185.
- Cl.2. Contract No. 746 - For Cement Lining of 18, 24, 25 and 32 inch Steel Water Pipe in Place.
- Cl.3. Local Improvement by "Petition"
- Cl.4. Relocation of Utility Poles, Etc., at Various Locations.
- Cl.5. Street Closure - 19th Avenue, Oak Street to Laurel Street.

Council took action as follows:

Closure of Lane North of Pendrell Street,
East from Thurlow Street, Block 9, D.L. 185
(Clause 1)

MOVED by Ald. Gibson,
THAT item (A) contained in this clause, be received for information and item (B) be approved.
- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin
THAT the recommendation with respect to item (C) in this clause be approved.
- (referred)

MOVED by Ald. Harcourt
THAT item (C) re the 'Price of Closed Street and Lane', as contained in this clause be referred to the Finance and Administration Committee for consideration and report on the policy involved in this matter.
- CARRIED
(Aldermen Bowers and Hardwick opposed)

Contract No. 746 - For Cement Lining of 18, 24, 25 and 32-inch Steel Water Pipe in Place
(Clause 2)

MOVED by Ald. Gibson,
THAT the recommendation of the City Manager, contained in this clause, be approved.
- CARRIED UNANIMOUSLY

Local Improvement by "Petition"
(Clause 3)

MOVED by Ald. Gibson,
THAT the recommendations of the City Manager contained in this clause, be approved.
- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY.

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Works and Utility Matters,
September 27, 1974. (Cont'd)

Relocation of Utility Poles, Etc.
at Various Locations (Clause 4)

MOVED by Ald. Gibson,

THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Street Closure - 19th Avenue, Oak
Street and Laurel Street (Clause 5)

MOVED by Ald. Hardwick

THAT the request of the Congregation Schara Tzedek to close to vehicular traffic, 19th Avenue from Oak Street to Laurel Street, on Tuesday, October 8, 1974, from 7.00 p.m. to 9.30 p.m., be approved, subject to the conditions stated in this clause.

- CARRIED UNANIMOUSLY

Social Service and Health
Matters, September 27, 1974.

Lee Building - 175 East Broadway
(Clause 1)

MOVED by Ald. Bowers,

THAT the report of the City Manager be received for information.

- CARRIED UNANIMOUSLY

Building and Planning Matters,
September 27, 1974.

Urban Design Panel Appointments
(Clause 1)

MOVED by Ald. Massey,

THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Licenses and Claims Matters,
September 27, 1974.

Soliciting for Charity - International
Society for Krishna Consciousness (Clause 1)

MOVED by Ald. Harcourt,

THAT the delegation from the International Society for Krishna Consciousness be permitted to appear before Council and the arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters,
September 27, 1974.

Council considered this report, which contains two clauses, identified as follows:

- Cl.1. Downtown Parking Corporation Revised Lease.
- Cl.2. Tender Awards.

Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Massey,
THAT the recommendation of the City Manager, contained in clause 1 be approved, and clause 2 be received for information.
- CARRIED UNANIMOUSLY.

Personnel Matters,
September 27, 1974.

Council considered this report, which contains two clauses, identified as follows:

- Cl.1. Municipal Superannuation Act - Resumption of Remarried Widows' Allowances - Special Agreement, Supplementary Allowances.
- Cl.2. City Employees' Group Charities - 1974 Campaign.

Council took action as follows:

Municipal Superannuation Act - Resumption
of Remarried Widows' Allowances - Special
Agreement, Supplementary Allowances (Clause 1)

MOVED by Ald. Pendakur
THAT the recommendation of the City Manager, contained in this clause, be approved.
- CARRIED UNANIMOUSLY

City Employees' Group Charities -
1974 Campaign (Clause 2)

MOVED by Ald. Pendakur
THAT the recommendation of the Director of Personnel Services, as contained in this clause be approved.
- LOST
(Ald. Bowers, Gibson, Linnell, Massey, Rankin and Volrich opposed)

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Property Matters,
September 27, 1974.

Council considered this report, which contains three clauses, identified as follows:

- Cl.1. Acquisition for Family Housing Project, Lot 38, Blocks 3 & 4, D.L. 339, NE $\frac{1}{4}$, Plan 1933, Known as 6262 Frontenac Street.
- Cl.2. Acquisition for Family Housing Project, Lot 54, Blks 3 & 4, D.L.339 NE $\frac{1}{4}$, Plan 1933, Known as 6285 Frontenac Street.
- Cl.3. House for Removal - 2912 Venables, Lot 10, Block 2, N.W. $\frac{1}{4}$, Section 24.

Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager, contained in clauses 1 and 2 be approved, and Clause 3 be received for information.

- CARRIED UNANIMOUSLY.

DEPARTMENT GENERAL
REPORT, SEPTEMBER 27, 1974.

Building and Planning Matters,
September 27, 1974.

Council considered this report, which contains three clauses, identified as follows:

- Cl.1. Rezoning Application from C-2 Commercial to CD-1 Comprehensive Development District, Site Bounded by Nanaimo, Charles and Williams Streets and the Lane Immediately East of Nanaimo.
- Cl.2. Subdivision of Lot "A" of Lots 15 and 16, Blocks 1, 2 and 3, D.L.321, 2991 West 42nd Avenue - Dr. Michael Huculak.
- Cl.3. Social Mix, City Owned Land, Area 6, False Creek.

Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Pendakur

THAT the recommendation of the Director of Planning, in clause 1, be approved, and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Social Mix, City Owned Land,
Area 6, False Creek. (Clause 3)

MOVED by Ald. Hardwick

THAT the recommendations of the Development Consultant contained in this clause, be approved.

- CARRIED

(Alderman Linnell opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

C. Truck Routes

Council deferred consideration of this report, pending the hearing of delegations this evening.

D. Proposed Functions, Organization & Staffing of the Labour Relations Department of the G.V.R.D.

The Council noted a report from the City Manager on the Proposed Functions, Organization and Staffing of the Labour Relations Department of the Greater Vancouver Regional District. The report was submitted as a result of a report being received from Mr. Carlisle on the operation of the Labour Relations function in the G.V.R.D. Mr. Carlisle's report contained a request for additional staff to provide in part for classification services to the City of Vancouver.

The City Manager, following a discussion with Mr. Carlisle, amended his recommendation, with permission of Council, to read as follows:

"THAT the City Manager be authorized to agree to cost-sharing and administrative arrangements for provision of the job evaluation service by the G.V.R.D., in a manner satisfactory to the appropriate City officials."

Council was informed that a letter has been submitted from the Vancouver Municipal & Regional Employees Union requesting that Council defer action on this matter until the Union has had an opportunity to assess the effects of the proposal on its membership.

MOVED by Ald. Rankin

THAT, as requested by the Vancouver Municipal and Regional Employees Union, this whole matter be deferred pending further comment from the Union.

- CARRIED UNANIMOUSLY

E. City Assessment Commissioner.

Under date of September 30, 1974, the City Manager submitted the following report regarding the powers and duties of the City Assessment Commissioner.

' The Director of Legal Services reports as follows:

"Effective October 1, 1974, the City Assessment Commissioner will be designated by the Assessment Authority, and pursuant to the new Assessment Authority of British Columbia Act will become for all purposes an employee of the Authority.

Under the new Assessment Act the powers and duties of the former City Assessment Commissioner will be vested in the Provincial Assessment Commissioner.

Cont'd....

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

E. City Assessment Commissioner (Cont'd)

The consequence of these changes is that the technical and administrative duties under the Business Tax By-law and the Local Improvement Procedure By-law would have to be carried out in Victoria. This would create substantial operating difficulties. One problem of course is the distance involved, but the major problem is that the work to be done by the local improvement people and business tax assessors will be done by employees of the City who will not be designated under the Assessment Authority Act. Furthermore, preliminary discussions indicate that the Provincial Assessment Commissioner does not wish to become involved in either the City's business tax or local improvement matters.

Accordingly IT IS RECOMMENDED that the City of Vancouver request the Lieutenant-Governor in Council or the Assessment Authority to pass such Orders in Council or Regulations as may be required to permit the former Assessment Commissioner, Mr. W. H. Snowdon, to carry out, on behalf of the Provincial Assessment Commissioner, the various powers and duties referred to in Part VII and Part XXIV of the Vancouver Charter. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be adopted by Council. '

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, contained in the above report, be approved.

- CARRIED UNANIMOUSLY.

Council recessed at 3.40 p.m. and after an 'In Camera' meeting in the Mayor's office, reconvened in Open Council at approximately 4.15 p.m.

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

I. Part Report of Standing Committee
on Housing, September 24, 1974

Progress Report on Issuance
of Operators' Permits (Clause 1)

MOVED by Ald. Volrich,

THAT consideration of the matters contained in this report be deferred pending a further report to Council from the Standing Committee on Housing following consideration at its meeting on October 15, 1974, of a report from the Director of Social Planning on relocation of tenants in the core area.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Housing, September 24, 1974

Balmoral Hotel
(Clause 1)

MOVED by Ald. Harcourt,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Consideration of G.V.R.D. Matters

It was agreed that the following items would be raised or spoken to by Council representatives on the G.V.R.D. Board at the next meeting of the Board to be held on Wednesday, October 2, 1974:

- (a) Proposed functions, organization and staffing of the Labour Relations Department of the G.V.R.D.
- (b) Future Development of the University Endowment Lands - The Mayor advised that the G.V.R.D. Board will be considering the following resolution of Council from its meeting of August 27, 1974:

"THAT a Joint Committee of Council and the Vancouver Park Board be appointed and seek a meeting with the appropriate Provincial Cabinet Minister on this matter;

FURTHER THAT a motion be carried forward by our representatives on the G.V.R.D. at its meeting August 28, 1974, to urge such a meeting and to consider additional representation on behalf of the G.V.R.D. at such meeting, with the City of Vancouver's resolution of February 5, 1974, forming a basis for discussion."

- (c) At the request of Alderman Rankin, it was agreed to raise the matter of staging of letting of contracts with respect to proposed hospital construction.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW AUTHORIZING THE ACCEPTANCE
OF MONIES TO BE APPLIED AT A
FUTURE DATE IN PAYMENT OF TAXES
(Tax Prepayment)

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO PROVIDE FOR THE IMPOSITION
AND COLLECTION OF A PORTION OF REAL-
PROPERTY TAX IN ADVANCE OF A RATING
BY-LAW (Advance Real-Property Tax)

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW FOR IMPOSING A PENALTY ON
UNPAID TAXES LEVIED BY A RATING
BY-LAW (Tax Penalty)

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

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BY-LAWS (cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

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During consideration of the foregoing By-laws, Alderman Pendakur and the Mayor left the meeting.

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5. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW

Due to the insufficient number of members of Council present eligible to vote on this By-law, consideration of this By-law was deferred to later this day.

6. BY-LAW TO AMEND BY-LAW NO. 4738
BEING THE LODGING HOUSE BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

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MOTIONS

1. Allocation of Land for Highway Purposes (S/W Corner King Edward and St. George Street)

MOVED by Ald. Linnell,
SECONDED by Ald. Pendakur,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. South 5 feet of Lot 8, Subdivision 15, 16 and 17, Block 10 to 13 and 22 to 25, District Lot 391 and 392, Plan 3154, AND

South 2.5 feet of Lot 10 and the North 2.5 feet of Lot 24;

South 2.5 feet of Lot 12, Block 1, East Half Section 25, T.H.S.L., Plan 2920, AND

South 2.5 feet of Lot 12, Block 2, North East Quarter Section 25, T.H.S.L., Plan 2920, AND

North 2.5 feet of Lot 20, Subdivision 2, East Half Section 25, T.H.S.L., Plan 2920.

(S.W. Corner of King Edward & St. George Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

2. Proposed Capital Expenditure Program 1976 - 1980

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,

THAT WHEREAS the formal resolution of Council dated September 24, 1974, in respect of the Five Year Plan quoted therein a total of \$65,580,000;

AND WHEREAS such amount was in error;

THEREFORE BE IT RESOLVED THAT that resolution be rescinded and the following resolution substituted therefore:

"**THAT WHEREAS** Council has approved items in the Five Year Plan to be submitted to the electors totalling \$75,716,000;

AND WHEREAS it was the recommendation of the Finance and Administration Committee that there should be a contribution towards this out of current revenues amounting to \$10,000,000;

THEREFORE BE IT RESOLVED THAT the plebiscite to the electors be drawn up with items totalling \$65,716,000 and that this be done by reducing the amount allocated for 'Streets' from \$23,496,000 to \$13,496,000 on the understanding that the total sum allocated in the five-year period for streets is unchanged, and that the additional \$10,000,000 will be provided out of current revenues."

- CARRIED UNANIMOUSLY

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MOTIONS (cont'd)

Proposed Capital Expenditure
Program 1976 - 1980 (continued)

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,

THAT WHEREAS the Vancouver City Council at its meeting on September 10, 1974, passed the following motion with respect to the amounts allocated in the Proposed Capital Expenditure Program 1976 - 1980 for Community Recreation Facilities and Parks:

"THAT with respect to Community Recreation Facilities and Parks, the Plan shall include the amounts \$14,700,000 and \$20,989,000 respectively, the detailed allocation of these funds to be determined by Council after the proposed meeting with the Park Board in two weeks' time."

AND WHEREAS that resolution indicated that the \$2,000,000 in anticipated Provincial Government grant be deducted from the Community Recreation Facilities Allocation;

AND WHEREAS the Board of Parks and Recreation have indicated a more satisfactory allocation of that \$2,000,000 would be to have \$15,200,000 allocated for Community Recreation Facilities and \$20,489,000 for Parks Development and Acquisition;

THEREFORE BE IT RESOLVED that with respect to Community Recreation Facilities and Parks, the Proposed Capital Expenditure Program 1976 - 1980, shall include the amounts \$15,200,000 and \$20,489,000 respectively.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 4:40 p.m. to reconvene in open session in the Council Chamber at 7:30 p.m.

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The Council reconvened in the Council Chamber at approximately 7:30 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Massey,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Massey,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, October 1, 1974 17

DELEGATIONS, MANAGER'S, DEPARTMENT & OTHER REPORTS (cont'd)

Truck Routes

Council had before it for consideration, a report from the City Engineer dated September 5, 1974, with respect to truck routes in the City of Vancouver. This report outlined the existing truck route system and proposed two alternate systems being a concentrated system and a dispersed system. It stated that for environmental, economic and administrative reasons, the dispersed system was the more desirable.

It was also stated that signs for truck routes would be of help to truck drivers and to police staff controlling truck traffic, and also that appropriate By-law revisions would be required if the proposed truck route system was approved. The report concluded with the following recommendations:

- (a) The proposals outlined in this report be approved, including the truck route systems shown in Exhibits 3 and 4;
- (b) The Corporation Counsel be directed to bring forward the necessary By-law amendments;
- (c) That \$2,000 be appropriated from Contingency Reserve to provide truck route signing.

(Exhibits 3 and 4 on
file in the City
Clerk's Office)

The Mayor advised Council that it would be desirable to have more input on this matter from the G.V.R.D., the City Planning Department and from concerned citizens who did not have enough time to prepare a submission for presentation to Council this day.

Mr. Ken Dobell, Assistant City Engineer - Traffic and Transportation, reviewed the report and advised that the present truck route system was out of date and an alternative system was required.

Presently, trucks use many streets not outlined on the truck route and the Engineering Department proposal was to find satisfactory alternatives thus lessening truck concentration on the main streets and allowing trucks to take the shortest possible route between origin and destination.

Council heard the following delegations on this subject:

- (a) Mr. F. Miller, Chairman, Knight Street Committee, stated that Knight Street presently carried approximately 555 large trucks in an 8 hour period and was not on the existing truck route. He expressed concern over the fact that Knight Street was included in the proposed truck route system and this would result in even more truck traffic.
- (b) Mr. E. Janzen, spokesman for residents on First Avenue between Clark Drive and Highway 401 advised that trucks were presently using First Avenue rather than Grandview Highway, the designated truck route, and that the noise and fumes from these large trucks was creating a very undesirable impact on this residential area.
- (c) Mr. J. Kemp, a resident of Joyce Street, advised that in view of the fact that that street was very narrow, the increased truck traffic was creating unbearable living conditions.

cont'd....

DELEGATIONS, MANAGER'S, DEPARTMENT & OTHER REPORTS (cont'd)Truck Routes
(continued)

- (d) Mr. Hammond a resident of West 40th Avenue, advised that the proposed dispersed truck route system was undesirable and that more research was required. He also advised that the City should compensate homeowners whose property has been damaged as a result of heavy truck traffic.
- (e) Mr. Fee, speaking for property owners and residents adjacent to and near Fourth Avenue between Alma and Blanca Street, expressed concern that Fourth Avenue from Alma to Blanca, which is on the proposed truck route, is a prime residential area and also that there are two schools in that area being the Provincial School for the Deaf and Blind and Queen Mary Elementary, also a senior citizens housing development which is being constructed at Fourth and Wallace. Increased truck traffic in this area would have many detrimental effects.
- (f) Mr. Becherton, a resident of First Avenue, reiterated the concerns of Mr. Janzen with regard to truck traffic on First Avenue.

A number of other persons expressed dissatisfaction with truck traffic in the City of Vancouver.

MOVED by Ald. Hardwick,
SECONDED by Ald. Harcourt,
THAT

- (a) the delegations be received;
- (b) the report of the City Engineer be received and forwarded for comment from the Greater Vancouver Regional District Planning Department and the City Planning Department with respect to a number of points raised this day in regard to the effect of the proposed truck routes in residential neighbourhoods;
- (c) the City Engineer examine the possibility of a truck bypass route along Marine Drive and Boundary Road;
- (d) the City Engineer be requested to report on truck connections between Vanterm and the Provincial Highway system;
- (e) the City Engineer be requested to report on the possibility of designating two types of truck routes:
 - (i) those truck routes which connect with industrial areas
 - (ii) those truck routes to be used for destinations out of the industrial areas;
- (f) the Director of Planning report on the possibility of rezoning to 'Commercial', those areas along designated primary truck routes;
- (g) the Director of Legal Services report on the enforcement of the existing Noise Abatement By-law;
- (h) the above reports be considered by Council at another Public Meeting at the appropriate time.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 9:30 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting
of October 1, 1974, adopted on October 8, 1974.

A. Phillips
MAYOR

B. V. Little
CITY CLERK

Manager's Report, September 27, 1974 (WORKS - 1)

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Lane North of Pendrell Street, West from Thurlow Street, Block 9, D.L. 185

The Deputy City Engineer reports as follows:

"On July 23, 1974, Council approved the closure of Pendrell Street between Burrard Street and Thurlow Street for the proposed addition to St. Paul's Hospital subject to certain conditions. The Hospital District wanted assurance from Council that Pendrell Street could be closed before they spent large sums of money acquiring the privately owned property in the block.

As a result of Council's resolution and further information from the G.V.R.D., the following three aspects are being reported on:

- (A) Details of Hospital Extension
- (B) Lane Closure
- (C) Price of Closed Street and Lane

(A) Details of Hospital Extension

When approving the closure of Pendrell Street, Council requested that the Board of Administration submit a report for the information of Council on the details of the extension planned for St. Paul's Hospital.

The following information has been obtained from the Hospital and their consultant.

'The long range development for St. Paul's Hospital as presently envisioned encompasses as a prerequisite site acquisition of the half block south of the present premises, the Presbyterian Church property, the lane south of Comox Street and Pendrell Street to create a consolidated site exclusively for the hospital use.

The hospital development is then expected to take place in stages. The first stage in essence will consist of constructing the total diagnostic and treatment areas, auxillary services and underground parking with virtually only the bed accommodation left in the existing structure. This phase of construction is expected to cover the whole of the acquired new site, that is the south half block, Pendrell Street, the lane and the Presbyterian Church property.

To realize the next stage of development, parts of existing buildings will be demolished, freeing the present site for a new structure, housing the wards and related areas. At this stage the remaining vacated structures will become ready for demolition. During the course of development and at completion, the density will be kept well below the city guide lines and the size of the new hospital in terms of bed accommodation will virtually remain identical to the present size.

In respect to the vehicular access/egress arrangements, it will be our policy to liaison with all the authorities concerned at an early planning stage, so as to arrive at the best possible arrangements for the proper functioning of the hospital and the ease of accessibility of numerous essential services and the community that it intends to serve.'

The hospital advises that a decision with respect to the closure of Pendrell Street (Burrard to Thurlow) has been viewed as the primary question to be answered prior to proceeding further with acquisition of required properties and detailed planning for the construction of new facilities.

This is submitted for Council's Information.

(B) Lane Closure

As described above, the development concept is for the hospital to occupy all the property between Comox Street and the lane South of Pendrell Street between Burrard and Thurlow Streets. This includes a dead end south of Comox Street extending eastward from Thurlow Street which was not included in

Cont'd . . .

Manager's Report, September 27, 1974 (WORKS - 2)

Clause 1 Cont'd

the report to Council on July 23, 1974, and the hospital now wish to have this lane included. This portion of lane will be surplus to the City's highway requirements.

I RECOMMEND that when the Hospital District acquires Lots 10 and 11, Block 9, D.L. 185, Plan 92 situated on the northeasterly corner of Pendrell and Thurlow Streets, the portions of lane outlined red and green on plan marginally numbered LE 4077 be closed, stopped up and conveyed to an abutting owner, subject to the consolidation of the lane with an abutting parcel.

(C) Price of Closed Street and Lane

In the report to Council on July 23, 1974, the following was RECOMMENDED as one of the conditions of approval:

The closed road be conveyed to either or both of the abutting owners for the nominal total sum of one dollar. The conveyance to provide for the return to the City of the closed road if the area is no longer used for hospital purposes.

When considering this matter, Council amended this condition to read as follows:

The closed road be conveyed to either or both of the abutting owners at a reasonable price.

The RECOMMENDATION of a nominal sum of one dollar was submitted in accordance with Council decisions on similar requests. The basis for the previous decisions is set out below and was contained in a report to Council in 1970 when dealing with a street closure for the Vancouver General Hospital valued at \$193,000.

'In all the municipalities in the Province except the City of Vancouver, all highway is vested in the Queen in the right of the Province. The Vancouver Charter, however, provides that the highway in the City of Vancouver is vested in the City.

The Director of Lands has advised that the Crown Provincial conveys highways to hospitals for a nominal sum with a restriction for hospital purposes only. In the event that the highway is no longer used for hospital purposes, it reverts to the Crown. The Corporation Council has advised that similar arrangements could be made by the City in the conveyancing of highway to hospitals.'

The streets and lanes were originally vested in the Crown and the Crown in turn vested them in the City of Vancouver at no cost to the City. As noted above, throughout the Province, streets and lanes required for hospital purposes are conveyed to the hospitals for a nominal sum.

The market value of the closed section of Pendrell Street and the lane described above is \$809,270.00. It is necessary to determine a reasonable price in accordance with Council's resolution of July 23, 1974. With the fuller explanation of the background to the conveyance of streets and lanes for hospital purposes, Council may wish to consider that a reasonable price for the closed street and lane for the addition to St. Paul's Hospital be one dollar with the conveyance to provide for the return to the City of the closed street and lane if the area is no longer used for hospital purposes. "

The City Manager:

- Submits Item (A) for INFORMATION.
- RECOMMENDS Item (B) be approved.
- RECOMMENDS that the closed street and lane in Item (C) above be conveyed to either or both of the abutting owners for the nominal total sum of one dollar. The conveyance to provide for the return to the City of the closed road if the area is no longer used for hospital purposes.

Manager's Report, September 27, 1974 (WORKS - 3)

2. Contract No. 746 - For Cement Lining of 18, 24, 25 and 32-Inch Steel Water Pipe in Place

The City Engineer reports as follows:

"Tenders for this work were received on September 16, 1974.

The tender comparison, based on the tendered unit prices and adjusted for the cost of City work as set forth in the Information for Tenderers and Schedule of Approximate Quantities, is as follows:

Raymond Concrete Pipe Co.	\$343,737.50
Ameron Inc., Pipe Lining Division	\$319,783.20

The City has had both companies on earlier pipe lining contracts and both have performed satisfactorily. Both companies have good experience in the work.

I RECOMMEND that:

- (a) The contract be awarded to Ameron Inc., Pipe Lining Division.
- (b) The Director of Legal Services be instructed to prepare the necessary agreement for execution.
- (c) The bid bond of the unsuccessful tenderer be returned.

The funds for this project have already been appropriated in the 1974 Water Works Capital Budget."

The City Manager RECOMMENDS the foregoing be approved.

3. Local Improvement by "Petition"

The City Engineer reports as follows:

"A petition for an Underground Wiring project, sufficiently signed by affected property owners, has been forwarded to me by the City Clerk. As required by the Local Improvement Procedure By-law, I have to advise that it is feasible and desirable to undertake the project as a Local Improvement.

The project is for the installation of Underground Wiring and the removal of the Overhead Wiring and Wooden Poles on Water Street from Carrall Street to Cordova Street and on Abbott and Cambie Streets north of Water Street."

SECOND STEP

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated September 20, 1974.

The estimated total cost of this improvement is \$270,000. The City's Share of the cost is \$182,074.

I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake this project and RECOMMENDS that:

- i. The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.
- ii. The Court of Revision for this project be held at 2:00 p.m. on Tuesday, October 22, 1974.
- iii. Because of the substantial cost of advertising this one project, Council direct the Assessment Commissioner to post the advertisement in the City Clerk's office.

(Requires affirmative vote of 2/3 of those present.)

4. Relocation of Utility Poles Etc. At Various Locations

The City Engineer reports as follows:

"Each year there are a number of locations where the need arises to have utility poles, guy wires or other utility installation altered or relocated, but where the work is not related to a specific project for which an appropriation has been approved. One example of this is where we find a pole which should be moved to a location less hazardous to vehicular or pedestrian traffic. Another example is where a utility company finds it necessary to add expensive equipment to a pole which we know will have to be moved in the future. In these cases, it is often desirable to have the pole moved to its new location before the equipment is added.

The cost of all such relocation work is shared with the utility companies in accordance with our various agreements. It is estimated that in an average year the City's share of the cost will amount to approximately \$3,000. Rather than report each individual project to Council, it would seem preferable to have an appropriation set up to carry out such work.

Similar appropriations have been previously provided and have now been expended.

In addition, there are many utility pole moves and other utility related work which must be done in conjunction with the contract paving work. Ideally, this should be done before the curbs are installed but due to the heavy work load, the companies are not able to complete their works on time. This results in delays and inconveniences and often old poles are left in the newly paved streets causing hazards. To give the companies as much advance notice as possible, it is desirable to order the work done in advance of the Court of Revision. Funds must therefore be provided for this advance work. It is estimated that the cost of such work in preparation for the 1975 paving season will be approximately \$10,000.

I RECOMMEND that two appropriations in the amounts of \$3,000 and \$10,000 be provided for relocation of utility poles at various locations from funds to be appropriated from the 1974 Streets Capital Budget "Miscellaneous Projects" Account Code No. 0148/7916."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved.

CONSIDERATION:

5. Street Closure - 19th Avenue, Oak Street to Laurel Street

The City Engineer reports as follows:

"Congregation Schara Tzedek in a letter dated September 4, 1974, signed by Rabbi Hier, requests permission to close to vehicular traffic, 19th Avenue between Oak Street and Laurel Street on Tuesday, October 8, 1974 from 7:00 p.m. to 9:30 p.m. so that they may hold a religious service in the street. Approximately 500 people are expected to attend.

There are no objections to this closure from an Engineering or Police Department standpoint, and transit service is not affected.

Temporary signing together with barricades will be required.

Should Council approve the applicant's request to close to vehicular traffic, 19th Avenue from Oak Street to Laurel Street on Tuesday, October 8, 1974 from 7:00 p.m. to 9:30 p.m., such approval should be subject to the following conditions:

- i. The costs of barricading and signing be borne by the applicant.
- ii. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all possible claims which may arise from the closure. Such indemnity

Manager's Report, September 27, 1974 (WORKS - 5)

Clause 5 Cont'd

to be in the form of Insurance in which the City of Vancouver is named insured.

- iii. The cost of any additional street cleaning over and above normal street cleaning required following the closure, be borne by the applicant.
- iv. That all details be to the satisfaction of the Chief Constable and the City Engineer."

The City Manager submits the foregoing matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 362

Manager's Report, September 27, 1974 (SOCIAL - 1)

SOCIAL SERVICES AND HEALTH MATTERS

INFORMATION:

1. Lee Building - 175 East Broadway

On May 28, 1974 Vancouver City Council passed the following motions:-

"THAT the owners be instructed to continue making the necessary repairs to the Lee Building and the Director of Permits & Licenses submit monthly reports on the progress of the repairs being carried out necessary to bring the building up to required standards."

The Director of Permits & Licenses reports as follows:-

Further to the report to Council dated August 2, 1974, the situation now is:

"ELECTRICAL INSPECTION

The owner is obtaining estimates to complete the necessary work and he anticipates that the contract will be let within the next thirty (30) days.

HEALTH INSPECTIONS

The Medical Health Officer reports that no improvement has taken place in this building relative to Health requirements. They have now laid charges with the Prosecutor's office against the owner, Mr. S. Katsafanas.

FIRE INSPECTION

The Fire Warden's office reports that the orders issued against the building have not been complied with. The matter is now under discussion with the Chief Fire Warden, pursuant to the laying of charges. "

The City Manager submits the foregoing report to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 363.....

A-4

Manager's Report, September 27, 1974 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Urban Design Panel Appointments

The Director of Planning wishes to report as follows:

"The Architectural Institute of British Columbia has recommended that Mr. Zoltan Kiss, MRAIC, be nominated to serve as an alternate member on the Urban Design Panel. Mr. Kiss will replace Mr. Michael Garrett, FRAIC, who will retire.

Mr. Neil Pelman, MRAIC, appointed to fill the temporary vacancy created by Mr. Bob Todd's 6 months' leave of absence from the Panel has consented to remain and serve a full term, thus filling the vacancy created by retiring member Mr. Paul Merrick, MRAIC.

Mr. Bob Todd has returned to his duties on the Panel and has also consented to remain, thereby filling the vacancy already created by prematurely retired member Mr. John Hanson, MRAIC.

The Association of Professional Engineers of B.C. has nominated Mr. Leslie Metcalf, P.Eng, to serve as alternate member, replacing the retiring member, Mr. Bogue Babicki, P.Eng.

If Council ratifies the above nominations, the Urban Design Panel will consist of:

Architect Members:

Henry Hawthorn, MRAIC
J. Terry Barkley, MRAIC
Jonathan Yardley, MRAIC

Alternate Members:

Bob Todd, MRAIC
Neil Pelman, MRAIC
Zoltan Kiss, MRAIC

Engineer Member:

Lorne Bohlman, P.Eng

Alternate Engineer Member:

Leslie Metcalf, P.Eng

The Landscape architect membership is to remain as presently constituted with Ms. Cornelia Oberlander, CSLA as member and Mr. Don Vaughan, BCSLA as an alternate.

Your Director of Planning recommends that the nominee of the Architectural Institute of B.C. (Mr. Kiss) and the nominee of the Association of Professional Engineers (Mr. Metcalf) be appointed to the Urban Design Panel for a two year term and that the retiring members (Messrs. Garrett, Merrick & Babicki) be thanked for their valued services."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 363

Manager's Report, September 27, 1974 (CLAIMS - 1)

LICENSES AND CLAIMS MATTERS

CONSIDERATION:

1. Soliciting for Charity -
International Society for Krishna Consciousness

The Director of Permits and Licenses reports as follows:

"The Soliciting for Charity Committee recently approved an application from the International Society for Krishna Consciousness for a Soliciting for Charity License. Such a license permits door to door soliciting but does not include soliciting on City streets, parks or other public places. Approval can only be granted by City Council.

The Society state that they do not wish to confine themselves to door to door soliciting and wish to appear before Council to obtain permission to solicit on the streets, parks and public places. They propose a year round campaign to raise funds for ISKCON food relief (India food distribution) and for local educational purposes. It is estimated that the campaign will raise \$80,000 a year and that expenses connected with the campaign will be approximately \$27,000.

Mr. Peter Chatterton, President of the Society, requests permission to appear before Council if there is indication that approval may not be granted.

The City Manager submits the foregoing report to Council for CONSIDERATION."

FOR COUNCIL ACTION SEE PAGE(S) 363.....

Manager's Report, September 27, 1974 (Finance-1)

FINANCE MATTERS

RECOMMENDATION

1. Downtown Parking Corporation Revised Lease

The Director of Legal Services, City Engineer and Director of Finance report as follows:

"The present lease between the City and Downtown Parking Corporation Limited (D.P.C.) has been reviewed by representatives of the parties and a revised lease has been drafted for the consideration of Council. A copy of the revised lease is on file with the City Clerk. This review took into consideration (i) the City's control of the capital expenditures of D.P.C., (ii) the disposal of surplus revenue, (iii) geographical limitations of D.P.C. and (iv) provision of joint ventures and multi-use facilities in respect of the parking sites. The following is a summary of the principal terms of the revised lease:

- (a) the term of the lease is 9 years ending 31 March, 1983, cancel-
lable by the City on a year's notice;
- (b) the rent payable to the City is all net profits and property
taxes (the net profits are all revenues after deducting general
operating expenses, management and administration expenses,
payments of principal and interest on borrowed moneys, retire-
ment of Tax Refund Notes (hereinafter referred to) and capital
expenditures and working capital approved by Council);
- (c) construction on the parking sites to be approved by Council;
- (d) contract parking and hours of operation of parking lots to
be approved by the City Engineer. All parking rates to be
approved by Council;
- (e) mortgaging of the leasehold premises is prohibited without the
Council's approval;
- (f) the City will assume the obligations of the D.P.C. (other than
Tax Refund Notes) arising out of the operation of parking sites
on termination of lease;
- (g) Tax Refund Notes to be paid by D.P.C. on or before 31 March,
1983 (see below in this report for proposed programme for pay-
ment of Tax Refund Notes). The City has no financial obliga-
tions in respect of these Notes;
- (h) D.P.C. to submit annually to Council its operating budget for
information and its capital budget for approval.
- (i) D.P.C. may conduct its operations in any area within the City
subject to approval of Council.
- (j) subject to approval of Council, D.P.C. may enter into joint
venture agreements for the purpose of developing the parking
sites.

Tax Refund Note Obligation of the Downtown Parking Corporation

The tax refund note obligation of the Corporation, in the amount of \$1,056,895.00, represents all of the taxes paid by the property owners in the downtown area under the parking bylaw between the years 1950 and 1969 inclusive and arises under the terms of an agreement made between

the City of Vancouver and the Downtown Parking Corporation, dated January 14, 1958. Actual tax refund notes were only issued in the amount of \$546,867.00 with the balance of the obligation arising from the same source but ~~never formally recognized by the issuance~~ of notes. The whole obligation is recognized in the Corporation's balance sheet as a liability.

It has been proposed that it would be in the best interests of all parties concerned if this obligation was eliminated and therefore a means of paying off the obligation has been established, subject to the approval of both City Council and the Downtown Parking Corporation.

The proposal is as follows:

1. A maturity date of March 31, 1983 has been established as the date the obligations become due.
2. The legal position regarding the notes is that if the Corporation has available funds it must make a down payment on the notes at face value. During the Corporation's fiscal year ended March 31, 1974 such funds did become available and have been put aside in a reserve, amounting to \$105,000.00. It is proposed that these funds be used to make a 20% payment of the outstanding tax refund notes of \$516,867.00. This initial payment would occur as soon as Council and the Corporation have approved it.
3. All further obligation on the notes and the portion of the obligation for which notes were not actually issued will mature on March 31, 1983, and provision will be made to retire this obligation prior to that date only through the payment of the discounted value of the obligation, using an interest rate equal to the bank prime rate plus one half percent at each payment date.
4. The management of the tax refund obligation would be through a trust company retained by the Corporation. During the payment of the initial 20% referred to above, the trust company would invite the creditors to indicate whether they wish to cash in their remaining equity on a discounted basis.
5. From time to time and subject to the approval of Council, the Corporation would pay the discounted value of the obligation to those who wished to cash in, to the extent of the funds available to the Corporation. At this time, it is proposed that initially available funds will be 75% of the existing (as of March 31, 1974) reserve for contingencies, development and building.
6. For the purpose of funding the balance of the ultimate obligation payable on March 31, 1983 the Corporation would, subsequent to the initial cashing in at discounted value, make such provision (subject to the approval of the Council) as necessary to provide for further payments from time to time on a discounted basis, and ultimately for payment at maturity of the Notes and obligations not previously redeemed.
7. The discount rate is to be the bank prime rate plus one half percent, the bank prime rate to be determined from time to time, with the approval of the Director of Finance.

The revised lease meets with the approval of D.P.C. It is recommended that the revised lease between the City, as Lessor, and the Downtown Parking Corporation Limited, as Lessee, summarized above, be approved and that the same be executed by the City and the Seal of the City affixed thereto.

Cont'd...

It is further recommended that the above payment procedure for the tax refund liability be approved."

The City Manager RECOMMENDS the foregoing recommendations be approved.

INFORMATION

2. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/authorized City Officials:

- Dental Equipment
- Automotive Equipment Replacement Parts (for 2-year period)
- Sidewalk Snow Clearing Tractors
- Cane Fibre Joint Filler Material
- Vanier Park Pump Station
- Tailgate Mounted Vibratory Rollers
- Scientific and Laboratory Equipment
- 20-inch Ductile Iron Water Pipe
- Four-wheel Drive Mobile Crane
- 1 Cu-yd. Crawler Mounted Hydraulic Backhoe

Copies of the details of these tender awards are attached.

The City Manager submits the foregoing report for Council's INFORMATION."

FOR COUNCIL ACTION SEE PAGE(S) 364

Manager's Report, September 27, 1974 (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Municipal Superannuation Act - Resumption of Remarried Widows' Allowances - Special Agreement, Supplementary Allowances

The Director of Personnel Services reports as follows:

"During the 1973 Fall session of the Legislative Assembly an Act to amend the Municipal Superannuation Act was passed. This amendment dealt with the section of the Act which terminated a widow's allowance upon her re-marriage. In short, the superannuation allowance to re-married widows was re-instated. A copy of the amended act is available in the City Clerk's Office for the information of Council.

The City of Vancouver maintains a Special Agreement with the Superannuation Branch which deals specifically with past employees (or their widows) who retired prior to the April 1, 1958 date on which the present Superannuation Act is based. Like the Superannuation Act prior to its amendment, the Special Agreement calls for the termination of the pension upon the re-marriage of the widow. In order to remain consistent with the revised Superannuation Act, I recommend that the City of Vancouver amend the Special Agreement Supplementary Allowances to reflect the changes in the Superannuation Act and that this amendment be effective retroactive to November 1, 1973. The total cost to the City of Vancouver would be approximately \$294 for 1973 and the annual recurring cost would be approximately \$1344.

The Comptroller of Accounts advises that the additional cost will be distributed to the appropriate departmental accounts, in which adequate funds exist."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

CONSIDERATION

2. City Employees' Group Charities - 1974 Campaign

The Director of Personnel Services reports as follows:

"I am writing this report both in my capacity as Director of Personnel Services and also as Vice-Chairman of the 1974 Group Charities Committee. This seven person Committee is composed of representatives of unionized Inside employees, Excluded and Senior Staff, and the V.M.R.E.U.

Plans are already well under way for the 1974 Campaign, which is scheduled to begin on October 16th and extend to November 15th. Canvassers are being selected from the various City Departments, a Campaign theme has been chosen, and various promotional materials have been prepared.

One feature of this year's Campaign which it is hoped will increase employee participation, is a series of draws with prizes. It is planned that as employee pledge cards are submitted, the cards will be placed in a barrel in the City Hall rotunda. There will be 6 draws in all and at least 5 prizes awarded in each draw. Prizes which have been arranged for so far include free tickets to Queen Elizabeth Theatre events, gift certificates from various merchants, lunch with the Mayor and a cash prize donated by the V.M.R.E.U. Also, application has been made to the Parks Board for them to donate 6 annual passes to their facilities as prizes.

Manager's Report, September 27, 1974 (PERSONNEL - 2)

Clause #2 continued:

The Committee unanimously believes that an attractive prize which could be granted is a day off with pay to one winner in each of the 6 draws. It is felt that this would provide considerable incentive for employees to submit either brand new pledge cards to begin contributing, or revised cards increasing their contribution.

Authorized Personnel Regulations do not permit the granting of days off with pay in this situation. I, therefore, RECOMMEND on behalf of the 1974 Group Charities Committee and myself, that Council authorize the Committee to award one day off with pay to one winner in each of 6 draws to be held in connection with the 1974 Campaign, this day off to be taken before January 1st, 1975 on a day chosen by the employee and approved by his Department Head."

The City Manager submits the above recommendation of the Director of Personnel Services for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 364

Manager's Report, September 27, 1974.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS:

1. ACQUISITION FOR FAMILY HOUSING PROJECT
 Lot 38, Blocks 3 & 4, D.L. 339, NE $\frac{1}{4}$, Plan 1933
Known As 6262 Frontenac Street

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 3, Minutes of the Vancouver City Council, (In Camera) meeting of July 9, 1974, authorizing the Supervisor of Property & Insurance to proceed with the acquisition of five private parcels known as Lots 37, 38, 42, 54 & 55, Blocks 3 & 4, D.L. 339 NE $\frac{1}{4}$. These properties are located in a potential site for family housing.

Subject Lot 38 comprises a one-storey plus attic, non-basement frame dwelling with a main floor area of 1,163± square feet, erected in 1900 on a lot 33' x 107.5', zoned R.S.1. The dwelling contains 4 rooms and utility room on the main floor plus a room in the attic, 4 plumbing fixtures, has a patent shingle roof, wood siding exterior and heat is supplied by an automatic gas-fired furnace. The dwelling is in fair condition.

Following negotiations with the owners, they are prepared to sell for the total sum of \$41,000.00 as of September 30, 1974, subject to retaining rent-free possession to November 30, 1974. This settlement price is considered to be fair and equitable and it is proposed to rent the premises on a month-to-month basis until the City requires the land for development.

RECOMMENDED

That the Supervisor of Property & Insurance be authorized to acquire Lot 38, Blocks 3 & 4, D.L. 339 NE $\frac{1}{4}$, known as 6262 Frontenac Street for the sum of \$41,000.00 on the foregoing basis, chargeable to Code #4905/183."

The City Manager

RECOMMENDS that the foregoing report of the Supervisor of Property & Insurance be approved.

2. ACQUISITION FOR FAMILY HOUSING PROJECT
 Lot 54, Blks 3 & 4, D.L. 339 NE $\frac{1}{4}$, Plan 1933
Known As 6285 Frontenac Street

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 3, Minutes of the Vancouver City Council, (In Camera) meeting of July 9, 1974, authorizing the Supervisor of Property & Insurance to proceed with the acquisition of 5 private parcels known as Lots 37, 38, 42, 54 & 55, Blocks 3 & 4, D.L. 339 NE $\frac{1}{4}$. These properties are located in a potential site for family housing.

Subject Lot 54 comprises a one-storey and attic, frame dwelling plus a full basement, with a main floor area of 923± square feet, erected in 1913 on a lot 33' x 107.5', zoned R.S.1. The dwelling contains 4 rooms on the main floor plus a room in the attic, 6 plumbing fixtures, has a patent shingle roof, stucco and siding exterior, and heat is supplied by an automatic oil-fired furnace. The dwelling has been well maintained and is in good condition.

Following negotiations with the owner, she is prepared to sell for the sum of \$45,000.00 as of September 30, 1974, subject to retaining rent-free possession to November 30, 1974. This settlement price is considered to be fair and equitable, and it is proposed to rent the premises on a month-to-month basis until the City requires the land for development.

Cont'd....

Manager's Report, September 27, 1974.....(PROPERTIES - 2)

Clause 2 (Cont'd)

RECOMMENDED:
That the Supervisor of Property & Insurance be authorized to acquire Lot 54, Blocks 3 & 4, D.L. 339 NE $\frac{1}{4}$, known as 6285 Frontenac Street, for the sum of \$45,000.00 on the foregoing basis, chargeable to Code #4905/184."

The City Manager

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

INFORMATION

3. HOUSE FOR REMOVAL - 2912 VENABLES
Lot 10, Block 2, N.W. $\frac{1}{4}$, Section 24

The Supervisor of Property & Insurance reports as follows:-

"On June 21st, 1974, Council approved the acquisition of Lot 10, Block 2, N.W. $\frac{1}{4}$ Section 24 for consolidation with the abutting City-owned lands for the development of senior citizens' housing. It was reported at that time that the dwelling was in good condition and that it was proposed to advertise the dwelling for removal, or demolition if it could not be sold for removal.

The dwelling was advertised for removal on September 12, 1974, but no offers were received by the time tenders were to be opened. However, on September 16th, 1974, an offer to purchase the dwelling for removal was received in the amount of \$1000.00 inclusive of sales tax, which offer was accepted by the Supervisor of Property & Insurance, subject to the purchaser:

- (a) removing the dwelling and all debris from the site by October 18th, 1974;
- (b) obtaining all necessary permits for the removal of the dwelling;
- (c) indemnifying and saving harmless the City from all claims."

The City Manager

Submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 365

BUILDING & PLANNING MATTERS

B-4

RECOMMENDATION

1. Rezoning Application From C-2 Commercial to CD-1 Comprehensive Development District
Site Bounded by Nanaimo, Charles and Williams Streets and the Lane Immediately East of Nanaimo

The Director of Planning reports as follows:

"On February 5, 1974, when Council received a delegation regarding the extension of the existing parking lot on the lands zoned RS-1, located on the south side of Charles Street between Kamloops Street and the lane immediately to the East of Nanaimo, among other things, resolved that the Director of Planning be instructed to apply for C-1 rezoning of the property situated immediately to the North of the existing Safeway Store.

At this particular meeting concern was expressed that Canada Safeway may wish to substantially add to the existing Safeway store on the subject property which is currently zoned C-1 Commercial District although the Canada Safeway representative had expressed the view that the company did not anticipate any substantial additions to the existing store.

The subject property has a frontage on both Williams and Charles Street of 126 ft. and a depth along Nanaimo of 236.5 ft. The existing Safeway store is one storey in height and measures approximately 135 x 125 ft. for a floor area of approximately 18,312 ft. which would be a floor space ratio of 0.61.

The Zoning Planner discussed the resolution of City Council with Mr. Hugh Davies, Vancouver Division, Property Manager, Canada Safeway Ltd. and Mr. Davies confirmed in the conversation that the company had no intention of substantially enlarging this store. The Zoning Planner pointed out to Mr. Davies that under the C-1 Commercial Zoning, a floor space ratio is permitted by By-Law up to 1.20 which in fact would allow a substantial addition.

The Zoning Planner suggested to Mr. H. Davies that CD-1 Comprehensive Zoning would be more appropriate to control the development on this site thereby restricting the use of the land, height of the building and floor area. Mr. Davies readily agreed to the suggestion and orally authorized the Zoning Planner to report same to City Council.

It is therefore RECOMMENDED that the Director of Planning now be instructed to make application to rezone Lot B, Block 9, West 1/2 of Section 22, T.H.S.L. from C-2 Commercial District to a CD-1 Comprehensive Development District with the use being restricted to a retail store with customarily ancillary uses including off street parking and loading, the height of the building not to exceed one storey, nor 20 ft. in height and the floor space ratio not to exceed 0.75, it being noted that any additions to the existing building be first approved by the Technical Planning Board.

It is further RECOMMENDED that should Council instruct the Director of Planning to proceed as recommended above, such application be referred directly to a Public Hearing after a report has been received thereon by the Vancouver City Planning Commission and the Technical Planning Board."

Department Report, September 27, 1974 (BUILDING - 2)

INFORMATION

2. Subdivision of Lot "A" of Lots 15 and 16
Blocks 1, 2 and 3, D.L. 321
2991 West 42nd Avenue - Dr. Michael Huculak

The Director of Planning reports as follows:

"City Council at its meeting of May 14, 1974, heard a delegation from Mr. M. Huculak in support of his father's proposal to subdivide the 112' x 135' lot described above into the west 75' and the remaining east 37'. This proposal had twice been rejected by the Approving Officer, as being contrary to a decision of the Board of Variance, who caused the site to be consolidated as a prerequisite to permitting the existing building to be remodelled from a one-family home into four (4) separate dwelling units in a one-family dwelling district.

City Council also considered an information report from the Approving Officer which gave a chronological history of the conversion and subdivision application made by Dr. M. Huculak and City Council then passed the following motion:

"That Council advise the Approving Officer it has no objections to the subdivision of this property, subject to the Director of Planning reporting back after having canvassed property owners in the neighbourhood to obtain their reaction to the subdivision proposed."

The notification procedure has been completed and a copy of the notification letter, dated July 3, 1974, is attached hereto as Appendix "A".

Of the 31 property owners notified, 6 approved of the proposed subdivision, 10 objected, 15 did not reply.
(See Appendix "B" for plan of canvassed properties).

Copies of the 16 replies received are attached as Appendix "C". Also attached is a petition filed by Dr. M. Huculak which shows approval of the residents in the 2900 Block West 42nd Avenue.

The foregoing is submitted to Council for INFORMATION."

RECOMMENDATION

3. Social Mix, City Owned Land, Area 6, False Creek

The Development Consultant reports as follows:

" PURPOSE:

On September 10th Council dealt with a report from the Development Consultant on the above subject dated August 30th, 1974, and dealt with recommendations, numbers 1. to 5. inclusive and number 10.

Council then resolved that "after taking the foregoing action it was agreed that the balance of the recommendations, as follows, would be referred to the Development Consultant for further report to Council:

6. Demand
7. Free Market and Regulated Market Mix
8. Ownership and Rental
9. Household Styles in Phase 1 and 2".

Cont'd . . .

Department Report, September 27, 1974 BUILDING - 3)

Clause #3 continued:

INTRODUCTION:

Recommendations 6. to 9. inclusive deal with elements of the Social Mix which were incorporated in the final Recommendation number 10 "Overall Social Mix" which Council approved on 10th September, 1974.

The narrative supporting each of the recommendations 6. to 9. taken from the early report dated August 30th, 1974 is attached for convenience of reference.

RECOMMENDATION:

It is RECOMMENDED THAT the following recommendations be approved.

6. DEMAND

The percentages of household styles and the percentages of income mix will be based on those specified in the Policy Guidelines, while the allocation of household styles such as families to each of the three levels of income will be based on the demographics, income distribution, and preferences of the regional population.

7. FREE MARKET AND REGULATED MARKET MIX

Somewhat less than one-third of the dwelling units should be produced for the free market and somewhat more than two-thirds for the regulated market.

8. OWNERSHIP AND RENTAL

Policies be developed with respect to rental units to encourage pride in the development and high standards of maintenance, as for example, lease rather than month to month rental, and ongoing management/maintenance procedures.

9. HOUSEHOLD STYLES IN PHASE 1 AND 2

In Phase 1 there should be proportionately more families, mature couples and elderly than in Phase 2.

In Phase 2 there should be proportionately more singles and young couples.

Overall, in Area 6, the Policy Guidelines should be met.

FOR COUNCIL ACTION SEE PAGE(S) 365

I.

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON HOUSING

September 24, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, September 24, 1974, at 10:30 a.m.

PRESENT Alderman Harcourt, Chairman
 Alderman Massey
 Alderman Rankin
 Alderman Volrich

CLERK: R. Demofsky

The Minutes of the meetings of July 24, 1974 and August 14, 1974 were adopted.

RECOMMENDATION AND CONSIDERATION:

1. Progress Report on Issuance of Operators' Permits

At the Housing Committee meeting of September 17, 1974, when dealing with Lodging House By-law amendments, it was recommended:

"THAT the Medical Health Officer report back, as soon as possible, on operators' permits issued to date."

The Director of Environmental Health advised the Committee that 1,484 applications had been mailed out to lodging house owners in the City of Vancouver resulting in only 500 responses to date. Further, that there were 1,117 lodging houses in the Core area of the City of Vancouver, and that 21 of these, comprising 391 rooms, would not be issued operators' permits due to non-compliance with requirements of the Lodging House By-law, and unwillingness of owners to attempt to comply.

The Director of Social Planning advised that relocation of tenants in the Core area could present a real problem if the Lodging House By-law was aggressively enforced. Also that he would be submitting a detailed report on relocation problems presently being encountered and what should be done, for consideration of this Committee at a later meeting.

A representative of the Downtown Eastside Residents' Association advised the Committee of a letter that the organization sent to Members of Council regarding the Lodging House By-law. The letter stated in part:

"That, where, in the opinion of the City's Medical Health Officer, an owner or operator is deemed unfit to hold a Permit to operate a Lodging House or Hotel, because of violations of the City's Health By-laws, deliberately or because of incompetence, the said owner or operator be deemed unfit to hold any Permit that comes under the jurisdiction of the same Health By-laws."

CONSIDERATION

The following resolution resulted in a tie vote, and is therefore submitted to Council for CONSIDERATION:

THAT the Medical Health Officer be instructed to lay the appropriate charges against the 21 lodging houses in the Core area of the City of Vancouver which are not complying with the requirements of the Lodging House By-law.

Cont'd . . .

Part Report to Council
Standing Committee of Council
on Housing
September 24, 1974

- 2 -

RECOMMENDATION

THAT the Chairman be instructed to write to the Attorney-General outlining charges laid against lodging houses in the City of Vancouver in the last year, dates these went to court, and resulting penalties, expressing dissatisfaction with the penalties presently being imposed by the courts and suggesting that the Attorney-General appeal these judgments to higher courts for closer review.

The meeting adjourned at approximately 12:05 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 368.....

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON HOUSING

September 24, 1974

An "In Camera" meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, September 24, 1974, at 12:05 p.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Rankin
Alderman Volrich

ABSENT: Alderman Massey (Civic Business)

CLERK: R. Demofsky

INFORMATION:

1. Balmoral Hotel

The Housing Committee on June 11, 1974, when dealing with this matter, resolved,

"THAT this matter be referred to the Supervisor of Property and Insurance for report back to the Committee on the existing rental situation and present market value of the Balmoral Hotel."

Submitted for the Committee's consideration were reports from Fire and Health Department Inspectors on the above noted premises, and also a report from Paxton Associates dated September 3, 1974, outlining an estimated cost to bring this premise up to the required By-law standards. This report stated in part:

"RECAPITULATION

Building	\$60,465.00
Health	NIL
Plumbing	\$ 2,900.00
Heating	NIL
Electrical	\$69,500.00
Supervision	<u>\$ 6,640.00</u>
TOTAL ESTIMATE	<u>\$139,505.00</u>
Contingency for unforeseen items 5%	<u>7,000.00</u>
TOTAL ESTIMATE	<u>\$146,505.00</u>

It is felt that this work will bring this building up to acceptable standards. Both as to clean living conditions as well as to meet building and mechanical codes."

RESOLVED,

THAT the reports from the Fire and Health Department Inspectors and from Paxton Associates be received, and City staff be instructed to take no further action on this matter.

The meeting adjourned at approximately 12:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 368